GUARDIAN'S SALE

OF REAL ESTATE IN BRADDOCK HEIGHTS, MARYLAND

By virtue of a Decree of the Circuit Court of Frederick County, sitting as a Court of Equity, passed on the 1st day of July, 1969, in the matter of Pearl A. Eader, a disabled person, on Petition, it being No. 22,405 Lquity, in said Court, the undersigned Guardian, will offer at Public Sale at the Court House Door in Frederick City, Maryland, on

MONDAY, SEPTEMBER 8, 1969 AT THE HOUR OF 11:00 A.M.

all the following real estate, with the improvements thereon, to wit:

All that lot of land situate on the West side of Jefferron, Boulevard at Braddock Heights, in Braddock Election District, Frederick County, Maryland, designated as Lot No.75 on the Plat "A" of The Braddock Building and Development Company L li of Frederick County, Maryland, a body corporate, recorded [in Plat Book S.T.H., folio 3, one of the Plat Records in the effice of the Clerk of the Circuit Court for Frederick County. For reference see Deed from The Braddock Building and I Development Company of Frederick County, Maryland, to Pearl A. Eader, unmarried, dated February 17, 1910 and recorded in Liber H.W.B. No. 230, folio 385; also Deed from Carlton E. Keller and Mary E. Keller, his wife, to David A. I Shinnick, Trustee, dated August 12, 1900 and from David A. I Shinnick, Trustee unto Pearl A. Ender, dated August 12, 1908, both Deeds intended to be recorded among the Land Records] of Frederick County.

The land is improved with a 2½ story 8 room frame, shingle siding dwelling with bath, having oil fired steam heating plant. Has 1 car concrete block garage.

INSPECTION: Contact undersigned Guardian at 662-8231 during business hours.

POSSESSION: Immediate upon final settlement.

TERMS OF SALE: As prescribed in the Decree of the Court 10% of the purchase money to be paid in Cash on the day of sale, the residue at final settlement. All cost of conveyancing, including State Recordation Stamps and Transfer Tax to be at the expense of the Purchaser or Purchasers. Real Estate Taxes and any other assessments to be adjusted to the day of sale.

Fredericktown Bank & Trust Company Guardian

W. JEROME OFFUTT and E. NEWTON STEELY, JR., Attorneys EMMERT R. BOWLUS, Auct.

WITNESS:

Emmert R. Bowlus

Exhibit Filid skjalember 17, 1969 NO. 22,405 EQUITY - EXHIBIS

WITNESS my/our hand(s) and Seal(s).

Jacob A. Shoemaker, Jr.

Jacob Shoemaker (SEAL)

Louise L. Shoemaker

nounced by the Auctioneer on the day of Sale.